



PARKHAVEN

Park Street - Taunton - Somerset - TA1 4DQ

Aerial photograph taken from the south-east



PARKHAVEN

Park Street - Taunton - Somerset - TA1 4DQ

A bungalow and a residential development opportunity with a positive Pre-application Enquiry for 2no. dwellings (all open market), together with associated infrastructure works.

The site is located off Park Street, in the centre of Taunton.



The site extends, in total, to approximately 0.31-hectares (0.77-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,
Taunton, Somerset TA1 2UH

George Williams

(01823) 334466

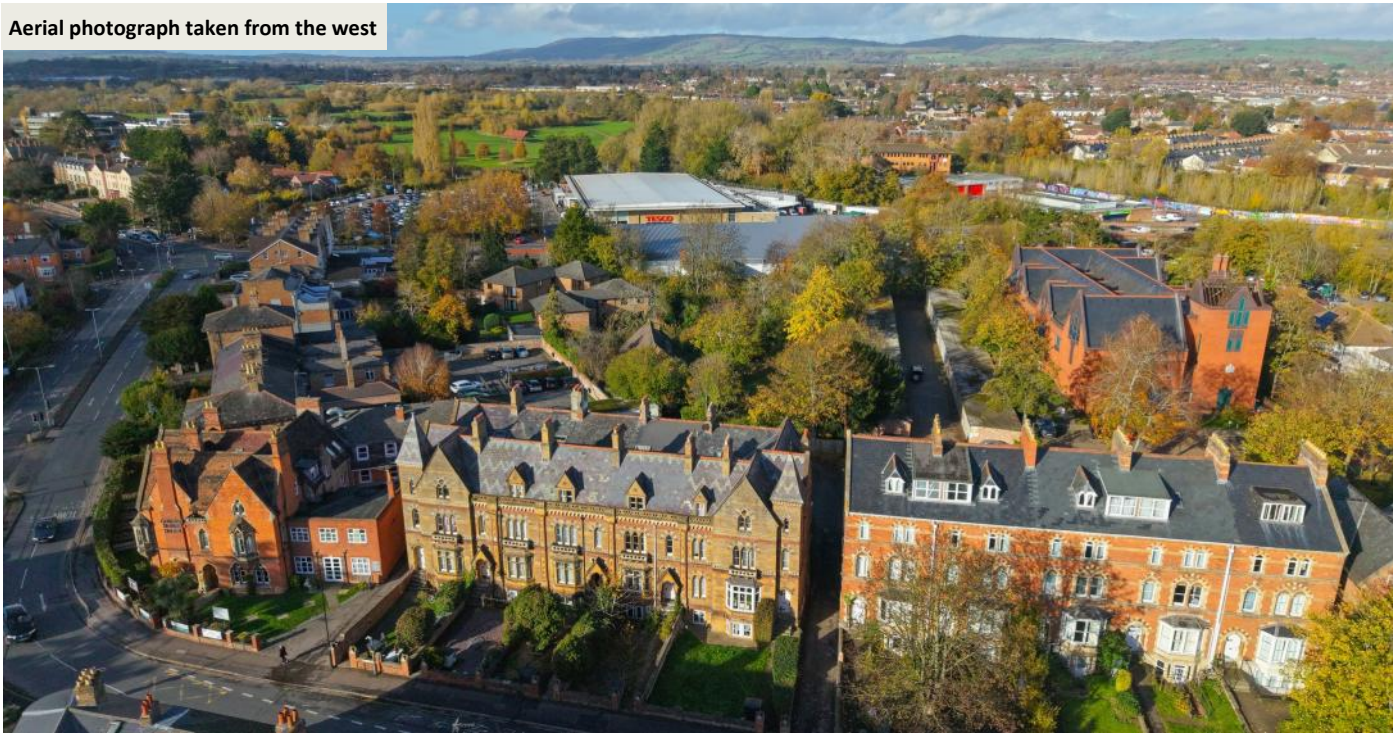
george.williams@gth.net

George Bennett

(01823) 334466

george.bennett@gth.net

Aerial photograph taken from the west



LOCATION

The site is situated in Taunton, the County Town of Somerset, within the administrative area of Somerset Council (SC) (formerly Somerset West and Taunton district area). It has a population of approximately 61,674no. residents (2021 Census).

The town has an extensive range of shopping facilities, with many independent stores, cafes, pubs and fine dining restaurants. Musgrove Park Hospital and Nuffield Health Hospital serve the town and there is an excellent range of independent and state schools within the area. Taunton is also home to the Somerset County Cricket Club and there is a thriving farmer's market every Thursday.

COMMUNICATIONS

Road - The site is located off Park Street, within the centre of Taunton offering excellent access to local amenities and transport links. The A38 and A358 are easily accessible, providing routes to Junction 25 of the M5 motorway approximately 4.8-kilometres (3-miles) to the east. This offers excellent connectivity to Exeter approximately 53.1-kilometres (33-miles) to the south and Bristol approximately 77.2-kilometres (48-miles) to the north.

Rail - Taunton railway station is approximately 1.29-kilometres (0.8-miles) to the north-west. It provides mainline services to Exeter St David's, Cardiff Central, Bristol Temple Meads and London Paddington

Air - Bristol International Airport is approximately 58.7-kilometres (36.5-miles) to the north, via the M5. Exeter International Airport is approximately 47.5-kilometres (29.5-miles) to the south, via the M5. Both offer scheduled and chartered flights to a range of national and international destinations. .

SITE

The site is located in the centre of Taunton, approximately 0.32-kilometres (0.2-miles) from the town centre. It is bound to the north by Lidl superstore; to the east by garages and Taunton Magistrates Court; to the south by residential dwellings; and the west by residential dwellings.

The bungalow is a 3-bed, two bathroom property, in need a complete refurbishment, or demolition of re-build.

It extends, in total, to approximately 0.31-hectares (0.77-acres). The site that is being offered for sale is shown outlined red on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

Ground photograph taken from the east



PLANNING

The site falls within the settlement boundary of Taunton.

PRE-APPLICATION ENQUIRY

A Pre-application enquiry (reference number: 38/22/0270/ENQ) was made to Somerset West and Taunton (SWaT) Council on 12th August 2022. This was for the erection of 2no. large dwellings on site, as shown on the illustrative site masterplan to the right.

A pre-application response was received from SWaT dated 12th September 2022. The Council supported the principle of residential development on the site and encouraged a well-designed scheme that makes the most of the site’s potential. Access and flood considerations will need to be addressed and the response also suggested exploring a more comprehensive layout to align with local policy aspirations.

LOCAL PLAN

SWaT was formed in 2019. The site was located within the Taunton Deane Borough Council (TDBC) administrative area (The Borough Council) before the two Councils (West Somerset and TDBC) combined to form SWaT. The existing Local Plan remains until the SLP is adopted. The relevant development plans are the Taunton Deane Core Strategy (TDCS) adopted in 2011 for the period 2011 to 2028, the associated Site Allocations and Development Management Plan (SADMP) 2028 and the saved policies within the Local Plan (2004).

5-YEAR LAND SUPPLY

All LPA’s, including SWaT, are required to have a continuous 5YHLS. As of March 2025, the Council concedes it has a supply of 3.17-years, which equates to a shortfall of approximately 1,500no. dwellings.

HOUSING DELIVERY TEST

The HDT results showed that SWaT had an annual requirement of 1,857no. new homes between 2020 - 2023. The results state that it has delivered a total of 2,240no. new homes during this period. Consequently, its HDT 2023 measurement was 121%. This suggests that there is no buffer to be applied.



For Identification purposes only. Not to scale. Not to be relied upon.

Aerial photograph taken from the east



Aerial photograph taken from the west



LOCAL AUTHORITY

Somerset Council

County Hall

The Crescent

Taunton

TA1 4DY

T: 0300 123 2224

W: <https://www.somerset.gov.uk/>

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: ST358541.

METHOD OF SALE

We are offering the freehold for sale by private treaty, with vacant possession on completion.

GUIDE PRICE

The guide price is **offers in the region of £420,000.**

Offers are invited on an unconditional basis.

VALUE ADDED TAX

The seller will not opt to tax; therefore, VAT will not be payable in addition to the purchase price.

All interested parties should make their own enquiries with HMRC.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

SERVICES

All mains services are available near or on the site.

All interested parties should make their own enquiries with the Statutory Utility Providers.

ADDITIONAL INFORMATION

The information pack and aerial video are available, via the links, set out below:-

<https://www.dropbox.com/scl/fo/wayi75qoewbs7xqn3phnz/AMvgAnallitXf2m1qNllmYo?rlkey=pas07vu4mapx14vld04uw1ylv&st=9amyemsk&dl=0>

<https://youtu.be/TjMUPJh0LLY>.

VIEWINGS

All viewings are strictly by appointment.

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

DIRECTIONS

Sat Nav: **TA1 4DQ**

what3words: ///tulip.valley.giant

From Junction 25 of the M5 motorway, take the first exit on the roundabout if heading northbound, or the fourth exit if heading southbound, onto the A358/Toneway. Continue on the A358 for approximately 2.4-kilometres (1.5-miles) before taking a left onto the A38. Continue on the A38 for approximately 2.09-kilometres (1.3-miles) before turning right onto Park Street then take an immediate left. It will be identified by a Greenslade Taylor Hunt signboard.

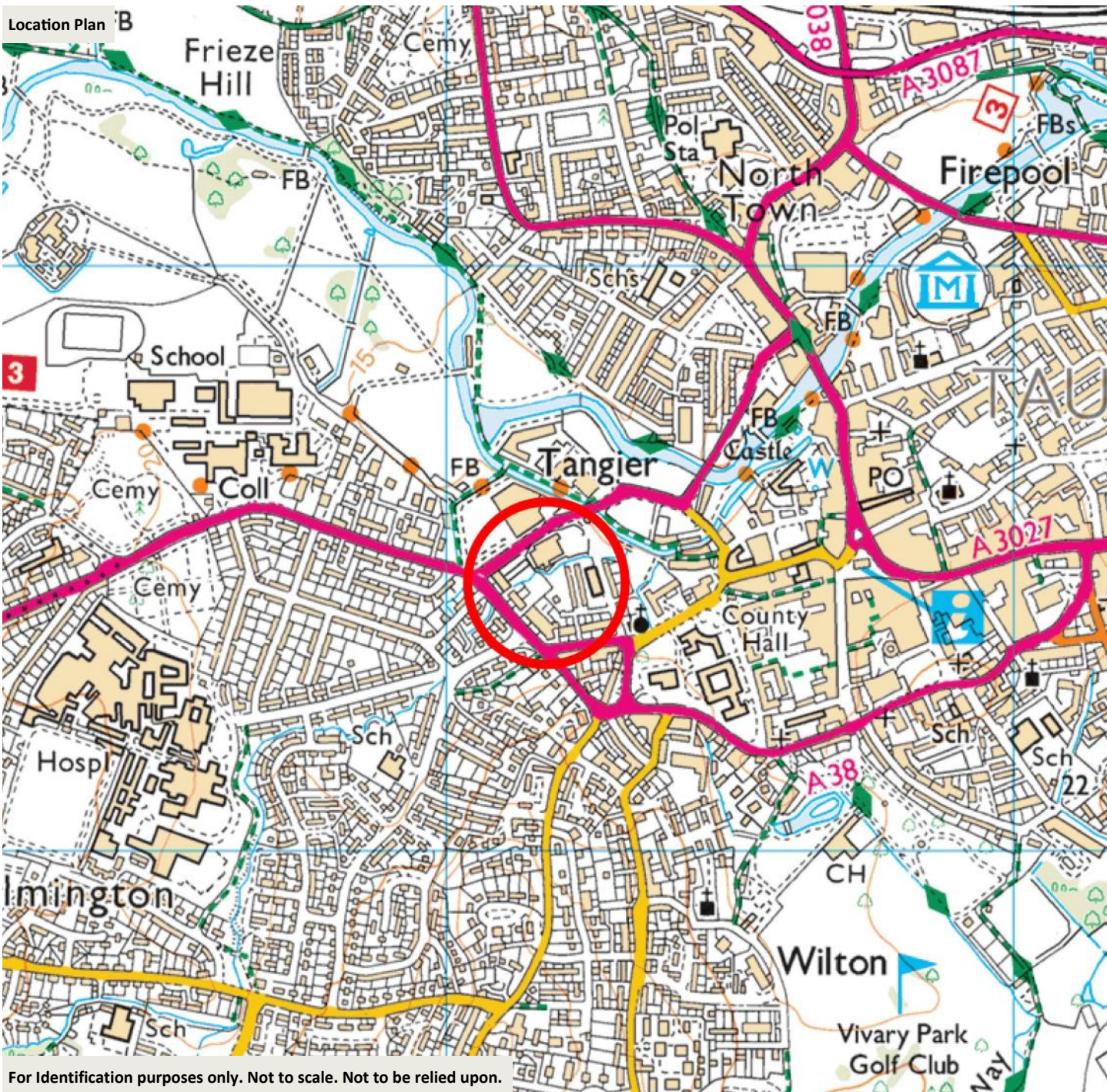
PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on any subsequent planning application. The department's telephone number is: (01823) 334466 and its email address is: landplanning.taunton@gth.net.

Our Planning Services are available via the link, set out below:-

[GTH Planning Services](#)





For Identification purposes only. Not to scale. Not to be relied upon.

Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432 Greenslade Taylor Hunt. **Note:-** Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

NEW HOMES

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed new home and advice on marketing the property. The department's telephone number is: (01823) 334466 and its email address is: owen.setter@gth.net.

Our New Homes Services are available via the link, set out below:-

[GTH New Homes Services](#)

IMPORTANT NOTICE

Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.
2. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken November 2025

Sales Brochure produced February 2026

Property Reference Number: TAL250038

Interior photographs



Ground photograph of Parkhaven



Aerial photograph taken from the east



gth



RESIDENTIAL | LETTINGS | AGRICULTURAL | COMMERCIAL | DEVELOPMENT LAND & PLANNING | ARCHITECTURAL SERVICES | AUCTIONS | ANTIQUES SALEROOM

Offices across Somerset, Devon & Dorset and also Mayfair, London

GREENSLADE TAYLOR HUNT
www.gth.net